

AGENDA
PLANNING COMMISSION MEETING
Chula Vista, California

Council Chambers

Wednesday, May 14 , 2003, 6:00 p.m.

276 Fourth Avenue, Chula Vista,CA

CALL TO ORDER: *Hall*____ *Madrid*____ *O'Neill*____ *Cortes*____ *Castaneda*____ *Hom*____
*Felber*_____

ROLL CALL/MOTIONS TO EXCUSE

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

INTRODUCTORY REMARKS

APPROVAL OF MINUTES: April 23, 2003

ORAL COMMUNICATIONS

Opportunity for members of the public to speak to the Planning Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda. Each speaker's presentation may not exceed three minutes.

- 1. PUBLIC HEARING: PCC-02-13; Conditional Use Permit proposal to allow the expansion and conversion of an existing accessory building into a 906 square foot accessory second dwelling unit attached to a two-car garage behind the existing single-family dwelling located at 736 Church Avenue. The project site is located in the Single-Family Residence (R-1) zone. The accessory second unit is in compliance with State Government Code Section 65852.2(b). The applicant is Daniel Contreras.**

Project Manager: Michael Walker, Associate Planner

- 2. PUBLIC HEARING: Public Hearing: Consideration of a Conditional Use Permit, PCC-03-48, for Cingular Wireless to construct an unmanned cellular communications facility at Hilltop Baptist Church – 740 Hilltop Drive.**

- 3. PUBLIC HEARING: PCM 02-04; Auto Park North Specific Plan.**

Project Manager: Raymond Pe

4. **PUBLIC HEARING:** Mitigated Negative Declaration IS-03-016 and Precise Plan PCM-03-15 to allow for a mixed-use project that includes: (1) 40 lane homes (condominiums); (2) nine loft apartments; (3) 9,000 square feet of retail space; and (4) reductions in parking and open space. The project site is located at 760 Broadway in the Central Commercial, Precise Plan (C-C-P) zoning district. The Developers are Carter Reese Associates and Bitterlin Development Corporation.

Project Manager: Michael Walker, Associate Planner

5. **PUBLIC HEARING:** Negative Declaration (IS-03-008); Rezone (PCZ-03-02) from the Thoroughfare Commercial, Precise Plan (C-T-P) zone to the Central Commercial Precise Plan (C-C-P) zone; and Precise Plan (PCM-03-21) to allow for a mixed-use project that includes: (1) 41 apartments affordable to low income senior citizens with associated support services; (2) one manager's apartment; (3) 2,219 square feet of retail space; and (4) reductions in setbacks, parking and open space. The project site is located at

Project Manager: Michael Walker, Associate Planner

6. **PUBLIC HEARING:** PCM-03-06; Request to amend the Otay Ranch Village 11 Sectional Planning Area (SPA) Plan, Site Utilization Plan and adopt an Ordinance to modify the Otay Ranch Village 11 SPA Planned Community District Regulations. Applicant – Brookfield Shea Otay, LLC.

PCS-03-02; Request to approve a Revised Tentative Subdivision Map for Village 11 of Otay Ranch, Chula Vista Tract 01-11A. Applicant – Brookfield Shea Otay, LLC.

Project Manager: Rich Whipple, Associate Planner

DIRECTOR'S REPORT:

COMMISSION COMMENTS:**COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT**

The City of Chula Vista, in complying with the American with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend, and/or participate in a City meeting, activity, or service, request such accommodations at least forty-eight hours in advance for meetings, and five days for scheduled services and activities. Please contact Diana Vargas for specific information at (619) 691-5101 or Telecommunications Devices for the Deaf (TDD) at 585-5647. California Relay Service is also available for the hearing impaired.